

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/15a Wattle Grove, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,025,000

Median sale price

Median price \$882,500

Property Type Unit

Suburb Mckinnon

Period - From 01/07/2025

to 30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	110/6 Claire St MCKINNON 3204	\$960,000	08/07/2026
2	2/16 Wembley Gr MCKINNON 3204	\$1,149,000	23/06/2026
3	1/16 Station Av MCKINNON 3204	\$1,128,000	21/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/08/2026 11:27



3
 1
 2

Property Type: Unit

Indicative Selling Price

\$950,000 - \$1,025,000

Median Unit Price

Year ending June 2026: \$882,500

Comparable Properties



110/6 Claire St MCKINNON 3204 (REI)

Agent Comments

3
 2
 2

Price: \$960,000

Method: Private Sale

Date: 08/07/2026

Property Type: Apartment



2/16 Wembley Gr MCKINNON 3204 (REI)

Agent Comments

3
 1
 2

Price: \$1,149,000

Method: Private Sale

Date: 23/06/2026

Property Type: Unit

Land Size: 287 sqm approx



1/16 Station Av MCKINNON 3204 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,128,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200